

GINA PIMENTEL
 RECORDER
 STATE OF INDIANA
 LAKE COUNTY
 RECORDED AS PRESENTED

2024-028869
 3:18 PM 2024 Sep 25

MAIL TAX BILLS TO:
 Mr. Miguel Bravo
 8350 Walnut Dr.
 Munster, IN 46321

At Grantee:

PARCEL NO: 45-07-19-277-026.000-027

CO-TRUSTEES' DEED

THIS INDENTURE WITNESSETH that DONALD J. BANYAI and PAULA STOFCHIK-BANYAI of Lake County, Indiana, Co-Trustees under the provisions of a Trust Agreement known as the HELEN T. BANYAI TRUST Dated July 28, 2004,, as amended by First Amendment Dated August 3, 2017, hereby grant, bargain, sell and convey to:

MIGUEL BRAVO, of Lake County, Indiana, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to wit:

LOT 10 IN THIRD RIDGEWAY ADDITION, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: **8350 WALNUT DR.,
 MUNSTER, IN 46321**

This conveyance is made subject to the following:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;

1

DULY ENTERED FOR TAXATION SUBJECT
 FINAL ACCEPTANCE FOR TRANSFER

COMMUNITY TITLE COMPANY
 FILE NO. 2428541

2428541

③ 2550
 UK # 30245

SEP 25 2024

PEGGY HOLINGA KATONA
 LAKE COUNTY AUDITOR

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2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real Estate taxes for the year 2024 payable in 2025, and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

The Grantor, as Trustee under said Trust, hereby certifies that: under the specific terms of the Trust, and under Indiana Code, he is permitted to sell and convey the above-described real estate.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustees by the terms of the Deed conveying title in and to the Trust delivered to the said original Trustees in pursuance of the Trust Agreement thereto as above mentioned.

IN WITNESS WHEREOF, the said DONALD J. BANYAI and PAULA STOFČIK-BANYAI, Co-Trustees, of the HELEN T. BANYAI TRUST Dated July 28, 2004, have executed this Co-Trustees' Deed this 14th day of September, 2024.

Donald J. Banyai CO TRUSTEE
 DONALD J. BANYAI, Co-Trustee,
 Helen T. Banyai Trust Dated 07/28/2004

Paula Stofcik Banyai co trustee
 PAULA STOFČIK-BANYAI, Co-Trustee,
 Helen T. Banyai Trust Dated 07/28/2004

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 14th day of September, 2024, personally appeared DONALD J. BANYAI, Co-Trustee of the HELEN T. BANYAI TRUST Dated July 28, 2004,, known to me to be said person or who provided sufficient proof that he is the person identified above, and who acknowledged the execution of the foregoing Co-Trustees' Deed as his fiduciary and voluntary act for the purposes stated therein on Page #2 of this three (3) page document.

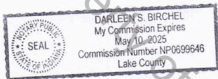



Darleen S. Birchel
 Notary Public Signature

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 19th day of September, 2024, personally appeared PAULA STOFCHIK-BANYAI, Co-Trustee of the HELEN T. BANYAI TRUST Dated July 28, 2004,, known to me to be said person or who provided sufficient proof that she is the person identified above, and who acknowledged the execution of the foregoing Co-Trustees' Deed as her fiduciary and voluntary act for the purposes stated therein on Page #2 of this three (3) page document.





Notary Public Signature
Darleen Birchel

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:

Michael D. Dobosz, Esq. (#14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP
2637 - 45th Street, Highland, Indiana 46322
PH: (219) 924-2427 * FAX: (219) 924-2481